114.0	0005	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	724,300 /	724,300
					USE VALUE:	724,300 /	724,300
					ASSESSED:	724,300 /	724,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAWLING ALEC THOMAS
Owner 2:	PRABHAKAR PREETHI
Owner 3:	
Street 1:	143 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O`GRADY FRANCIS M-CAROL L -
Owner 2:	-
Street 1:	143 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Vinyl Exterior and 2287 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4820.000	325,300	3,800	395,200	724,300
Total Card	0.111	325,300	3,800	395,200	724,300
Total Parcel	0.111	325,300	3,800	395,200	724,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.76 | /Parcel: 316.76

Legal Description

User Acct 73146

GIS Ref

GIS Ref

Insp Date 10/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 114.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	325,300	3800	4,820.	395,200	724,300		Year end	12/23/2021
2021	101	FV	315,200	3800	4,820.	395,200	714,200		Year End Roll	12/10/2020
2020	101	FV	315,200	3800	4,820.	395,200	714,200	714,200	Year End Roll	12/18/2019
2019	101	FV	249,800	3800	4,820.	400,900	654,500	654,500	Year End Roll	1/3/2019
2018	101	FV	258,000	3800	4,820.	299,200	561,000	561,000	Year End Roll	12/20/2017
2017	101	FV	258,000	3800	4,820.	271,000	532,800	532,800	Year End Roll	1/3/2017
2016	101	FV	258,000	3800	4,820.	259,700	521,500	521,500	Year End	1/4/2016
2015	101	FV	243,600	3800	4,820.	220,200	467,600	467,600	Year End Roll	12/11/2014

!8870!

PRINT

Date	Time
12/30/21	08:04:32

LAST REV

Date	Time
02/26/20	14:58:24
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8870

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`GRADY FRANCIS	72115-337	1	1/11/2019		789,000	No	No		
	16955-329		4/1/1986		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	73146
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1686	Heat App	11,171	C				
4/18/2019	527	Re-Roof	15,750	C				
10/8/1997	590	Manual	5,274					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2019	SQ Returned	JO	Jenny O
10/25/2018	Inspected	CC	Chris C
9/29/2018	MEAS&NOTICE	BS	Barbara S
12/2/2008	Meas/Inspect	345	PATRIOT
4/1/2000	Inspected	197	PATRIOT
2/16/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4820		Sq. Ft.	Site		0	70.	1.17	5									395,220						395,200	

Total AC/HA:	0.11065	Total SF/SM:	4820	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	395,220	Spl Credit		Total:	395,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22065210
Const Adj.:	0.99643499
Adj $ / SQ:	158.119
Other Features:	83100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441952
Depreciation:	116675
Depreciated Total:	325276

COMMENTS

OF=TOILET & LAUNDRY SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

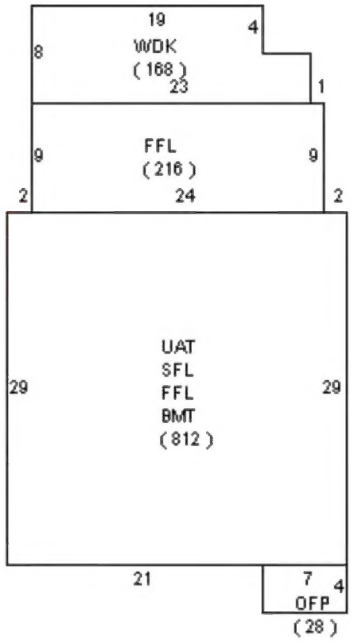
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	158.12
Special Features:	0	Val/Su Net:	106.62
Final Total:	325300	Val/Su SzAd	176.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,028	158.120	162,546
BMT	Basement	812	51.990	42,216
SFL	Second Floor	812	158.120	128,393
UAT	Upper Attic	203	110.680	22,469
WDK	Deck	168	11.910	2,001
OFP	Open Porch	28	43.840	1,228

Net Sketched Area:	3,051			Total:	358,853
Size Ad	1840	Gross Area	3660	FinArea	2287

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X21	A	AV	1932	24.92	T	40	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800